

File No. 180834

Committee Item No. _____

Board Item No. 32

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: September 4, 2018

Cmte Board

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Public Works Order No. 188185 - July 26, 2018 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Map Decision - January 31, 2018 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Tax Certificates - July 12, 2018 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Final Maps |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Prepared by: Jocelyn Wong

Date: August 30, 2018

Prepared by: _____

Date: _____

1 [Final Map 9379 - 1335 Folsom Street]

2
3 **Motion approving Final Map 9379, a 53 residential and five commercial (four hotel**
4 **rooms) unit mixed use condominium project being a merger and re-subdivision of that**
5 **certain real property described in that certain deed recorded February 21, 2017, as**
6 **document No. 2017-K410947-00, located at 1335 Folsom Street; and adopting findings**
7 **pursuant to the General Plan, and the priority policies of Planning Code, Section 101.1.**
8

9 MOVED, That the certain map entitled "FINAL MAP 9379", a 53 residential and five
10 commercial (four hotel rooms) unit mixed use condominium project, located at 1335 Folsom
11 Street, being a merger and re subdivision of Assessor's Parcel Block Nos. 63 and 64, Lot No.
12 1, comprising two sheets, approved July 26, 2018, by Department of Public Works Order No.
13 188185 is hereby approved and said map is adopted as an Official Final Map 9379; and, be it

14 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
15 and incorporates by reference herein as though fully set forth the findings made by the
16 Planning Department, by its letter dated February 1, 2018, that the proposed subdivision is
17 consistent with the objectives and policies of the General Plan, and the priority policies of
18 Planning Code, Section 101.1; and, be it

19 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes
20 the Director of the Department of Public Works to enter all necessary recording information on
21 the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk's
22 Statement as set forth herein; and, be it

23 FURTHER MOVED, That approval of this map is also conditioned upon compliance by
24 the subdivider with all applicable provisions of the San Francisco Subdivision Code and
25 amendments thereto.

DESCRIPTION APPROVED:

A blue ink signature of Bruce R. Storrs, consisting of a stylized 'B' followed by 'R. Storrs'.

Bruce R. Storrs, PLS
City and County Surveyor

RECOMMENDED:

A blue ink signature of Mohammed Nuru, featuring a long horizontal stroke followed by a stylized 'M' and 'N'.

Mohammed Nuru
Director of Public Works



RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2018 AUG 22 PM 1:57

BY AK

Office of the City and County Surveyor
1155 Market Street, 3rd Floor
San Francisco, Ca 94103

(415) 554-5827 ■ www.SFPublicWorks.org



London N. Breed, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

Public Works Order No: 188185

**CITY AND COUNTY OF SAN FRANCISCO
SAN FRANCISCO PUBLIC WORKS**

APPROVING FINAL MAP 9379, 1335 FOLSOM STREET, A 53 RESIDENTIAL AND 5 COMMERCIAL (4 HOTEL ROOMS) UNIT MIXED USE CONDOMINIUM PROJECT, BEING A MERGER AND RE SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED FEBRUARY 21, 2017 AS DOCUMENT No. 2017-K410947-00.

A 53 RESIDENTIAL AND 5 COMMERCIAL (4 HOTEL ROOMS) UNIT MIXED USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated February 1, 2018 stated that the subdivision is consistent with the General Plan and the Priority Policies of City Planning Code Section 101.1.

The Director of Public Works, the Advisory Agency, acting in concurrence with other City agencies, has determined that said Final Map complies with all subdivision requirements related thereto. Pursuant to the California Subdivision Map Act and the San Francisco Subdivision Code, the Director recommends that the Board of Supervisors approve the aforementioned Final Map.

Transmitted herewith are the following:

1. One (1) paper copy of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the "Final Map 9379", comprising 2 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated February 1, 2018 from the City Planning Department stating the subdivision is consistent with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

It is recommended that the Board of Supervisors adopt this legislation.

RECOMMENDED:

APPROVED:



San Francisco Public Works
Making San Francisco a beautiful, livable, vibrant, and sustainable city.

7/26/2018

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor
Signed by: Storrs, Bruce

7/26/2018

X Mohammed Nuru

Nuru, Mohammed
Director, DPW
Signed by: Nuru, Mohammed



San Francisco Public Works
Making San Francisco a beautiful, livable, vibrant, and sustainable city.



City and County of San Francisco
San Francisco Public Works · Bureau of Street-Use and Mapping
1155 Market Street, 3rd Floor · San Francisco, CA 94103
sfpublicworks.org · tel 415-554-5810 · fax 415-554-6161



TENTATIVE MAP DECISION

Date: August 8, 2017

Department of City Planning
1650 Mission Street, Suite 400
San Francisco, CA 94103

Attention: Mr. Scott F. Sanchez

Project ID: 9379			
Project Type: A Merger and re Subdivision and 53 Residential unit, and 5 Commercial unit (4 Commercial units being for the purpose of use as hotel rooms) new construction Project.			
Address#	StreetName	Block	Lot
1335	FOLSOM ST	3519	063
1335	FOLSOM ST	3519	064
Tentative Map Referral			

Please review and respond to this referral within 30 days in accordance with the Subdivision Map Act.

Sincerely,

ADRIAN
VERHAGEN

Digitally signed by ADRIAN VERHAGEN
DN: cn=ADRIAN VERHAGEN, o, ou=DPW-BSM, email=adrian.verhagen@sfdpw.org, c=US
Date: 2017.08.07 16:01:33 -0700

for, Bruce R. Storrs, P.L.S.
City and County Surveyor

☒ The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from California Environmental Quality Act (CEQA) environmental review as categorically exempt Class 15183, CEQA Determination Date December 23, 2015, based on the attached checklist.

☐ The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the attached conditions.

☐ The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code due to the following reason(s):

PLANNING DEPARTMENT

Signed Esmeralda Jardines

Digitally signed by Esmeralda Jardines
DN: cn=Esmeralda Jardines, o=City Planning, ou=Current Planning, email=Esmeralda.Jardines@sfgov.org, c=US
Date: 2018.01.31 18:18:09 -0800

Date January 31, 2018

Planner's Name Esmeralda Jardines
for, Scott F. Sanchez, Zoning Administrator



**CERTIFICATE OF REDEMPTIONS OFFICER
SHOWING TAXES AND ASSESSMENTS PAID.**

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

Block No. 3519 Lot No. 063

Address: 1335 Folsom St

for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

David Augustine, Tax Collector

The above certificate pertains to taxes and special assessments collected as taxes for the period prior to this current tax year.

Dated this 12th day of July. This certificate is valid for the earlier of 60 days from this date or December 31, 2018. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



CERTIFICATE SHOWING TAXES A LIEN, BUT NOT YET DUE

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that the subdivision designated on the map entitled is subject to the following City & County property taxes and Special Assessments which are a lien on the property but which taxes are not yet due:

Block No. 3519 Lot No. 063

Address: 1335 Folsom St

Estimated probable assessed value of property within the proposed Subdivision/Parcel

Map: \$4,018,768

Established or estimated tax rate: 1.2000%

Estimated taxes lienied but not yet due: \$48,226.00

Amount of Assessments not yet due: \$892.00

These estimated taxes and special assessments have been paid.

A handwritten signature in black ink, appearing to read "David Augustine".

David Augustine, Tax Collector

Dated this 12th day of July. This certificate is valid for the earlier of 60 days from this date or December 31, 2018. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



**CERTIFICATE OF REDEMPTIONS OFFICER
SHOWING TAXES AND ASSESSMENTS PAID.**

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

Block No. 3519 Lot No. 064

Address: 1335 Folsom St

for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

A handwritten signature in black ink, appearing to read "David Augustine".

David Augustine, Tax Collector

The above certificate pertains to taxes and special assessments collected as taxes for the period prior to this current tax year.

Dated this 12th day of July. This certificate is valid for the earlier of 60 days from this date or December 31, 2018. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.

OWNER'S STATEMENT

THE UNDERSIGNED OWNERS ARE THE ONLY PARTIES HAVING RECORD TITLE INTEREST TO THE CONSENT. TO THE PREPARATION AND THE FILING OF THIS MAP CONSISTING OF TWO (2) SHEETS. BY OUR SIGNATURES HERETO WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNER: 1335 FOLSOM, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: SAHAR TAYLOR, MANAGER

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF San Francisco

ON 3/15/2018

BEFORE ME, Wing Wang

A NOTARY PUBLIC, PERSONALLY APPEARED Sahar Taylora

WHO REQUESTED TO BE CALLED TO THE BASIS OF SUBSCRIBER'S OBLIGATION TO BE THE PERSON WHOSE NAME(S) SHALL BE SUBSCRIBED TO THE INSTRUMENT. I HAVE EXAMINED TO ME THAT HE/SHE THEY EXECUTED THE SAME IN HIS/HER/HER AUTHORIZED CAPACITY(IES) AND BY HIS/HER/HER SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

SIGNATURE: Wing Wang

NOTE: SEAL OPTIONAL. IF THE FOLLOWING INFORMATION IS COMPLETED

NOTARY PUBLIC, STATE OF CA COMMISSION NO. 2111324

MY COMMISSION EXPIRES: 11/18/2020

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF 1335 FOLSOM, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY. I HAVE PERSONALLY CONDUCTED THE SURVEY AND I AM AWARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPEATED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: Paul J. Westover

DANIEL J. WESTOVER, L.S. 7779

DATE: 6/14/18



CITY AND COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF. THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLETED WITH, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR

CITY AND COUNTY OF SAN FRANCISCO

BY: Bruce R. Storrs

BRUCE R. STORRS, L.S. 8914



DATE: July 26, 2018

CLERK'S STATEMENT

I, ANGELA CALWILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. 20, APPROVED THIS MAP ENTITLED "FINAL MAP 9379".

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THE OFFICE TO BE AFFIXED.

DATE: _____

BY: Angela Calwillo
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

RECORDER'S STATEMENT

FILED THIS 20 DAY OF _____
AT _____, M. IN BOOK _____ OF CONDOMINIUM MAPS AT PAGES _____
AT THE REQUEST OF WESTOVER SURVEYING, INC.

SIGNED _____

COUNTY RECORDER

TAX STATEMENT

I, ANGELA CALWILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE SUBDIVIDER HAS FILED A STATEMENT FROM THE TREASURER AND TAX COLLECTOR OF THE CITY AND COUNTY OF SAN FRANCISCO, SHOWING THAT THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED: _____ DAY OF _____, 20____

CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVALS

THIS MAP IS APPROVED THIS _____ DAY OF _____, 20____
BY ORDER NO. _____

DATE: _____

MOHAMMED NURU
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM

DENNIS J. HERRERA, CITY ATTORNEY

DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISORS APPROVAL

ON _____, 20____, THE BOARD OF SUPERVISORS
OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED
AND PASSED MOTION NO. _____ A COPY OF WHICH IS ON FILE IN
THE OFFICE OF THE BOARD OF SUPERVISORS IN FILE NO. _____

FINAL MAP 9379

A 53 Residential and 5 Commercial
(4 Hotel rooms) Unit Mixed Use Condominium
Project Being a Merger and Re Subdivision of that
Certain Real Property Described in that Certain
Deed recorded February 21, 2017 as Document
No. 2017-K410947-00, Official Records
BEING A PORTION OF MISSION BLOCK NO. 1.

CITY AND COUNTY OF SAN FRANCISCO
JUNE, 2018
CALIFORNIA

WS
336 CLAREMONT BLVD, STE 1
SAN FRANCISCO, CA 94127
(415) 242-5400
www.westoversurveying.com
Surveying
SHEET 1 OF 2 SHEETS

FOR 3175-DC & 3175-04

LDS RECORD STREET

